

# CITY OF RENO

## Planning Commission

### December 2, 2010

### Staff Report

Agenda #

V1-4

Ward #

2

**CASE NO.:** LDC11-00017 (Sierra Senior Care)

**APPLICANT:** Sierra Senior Care, LLC

**APN NUMBER:** 019-232-15, 16, 57 & 58

**REQUEST:** This is a request for a zoning map amendment from  $\pm 1.91$  acres of MF30 (Multifamily - 30 du/ac),  $\pm 2.68$  acres of SF9 (Single Family Residential - 9,000 square feet) and  $\pm .48$  acres of SF15 (Single Family - 15,000 square feet) to  $\pm 5.09$  acres of PUD (Planned Unit Development) to allow for development, in 3 phases, of a senior living facility (ages 55 or older) containing 48 memory care beds, 94 beds for assisted living and/or skilled nursing facilities and 12 one to two bedroom independent living units.

**LOCATION:** The  $\pm 5.09$  acre site is located along the south side of Mountain View Drive south of its intersection with Audubon Way and north of the west terminus of Beck Street.

**PROPOSED MOTION:** Based upon compliance with the applicable findings, I move to recommend that City Council approve the zoning map amendment by ordinance, subject to Condition A.

- A. Approval of the Sierra Senior Care Planned Unit Development is subject to the Conditions contained in Exhibit A, addition to the PUD Handbook of the amenities listed in Exhibit D and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the PUD Handbook and submitted to staff in both paper and two electronic versions (PDF and Word) for review within two (2) months of the date of City Council approval of the zoning map amendment. The PUD shall be approved and certified by the City Council within four (4) months of the date of approval of the zoning map amendment. Failure by the applicant to conform with either time deadline shall render this approval null and void.

**BACKGROUND:** In February of 2008, the City Council considered and continued indefinitely a zoning map amendment to MF21 (Multi Family - 21 dwelling units per

acre) on a majority of this site. The continuance was to allow the applicant and surrounding residents, including Country Club Acres, to try to resolve issues related to density and the specifics of what would actually be developed on the property (LDC08-00138 - Beck Street Plaza). The applicant is proposing to utilize the PUD zone to develop a senior living facility on the property to provide certainty to surrounding residents as to what can be developed on the site. The proposed PUD Design Standards Handbook contains specific requirements to address all site development issues including onsite senior amenities/services, access, traffic, parking, lighting, architecture, building height and orientation, landscaping, phasing etc., to ensure the project's compatibility and a proper interface with adjacent uses, especially the single family uses to the north/northwest. The PUD also limits the use of the property to the specific senior facilities as discussed above.

#### **ANALYSIS:**

Land Use Compatibility/Zoning Map Amendment: Zoning surrounding the site consists of SF9 and PF (Public Facility) to the north across Mountain View Drive; PF, SF15 and MF30 to the east; MF30 to the south; and MF30 and SF9 to the west. Land use surrounding the site consists of single family residences and Virginia Lake Park to the north across Mountain View Drive; a dog park, apartments and duplexes to the east; condominiums to the south; and apartments, condominiums and two single family residences to the west.

The site is physically separated by grade ( $\pm 7$ -12 feet below) from the single and multi-family residences and condominiums located along the west side of the site. The condominiums to the south are three stories in height and will be 1-7 feet below the grade of the project. These condominiums are located  $\pm 54$  to 75 feet from the south project property line. This area contains a double row of covered parking and  $\pm 5$  foot wide landscape buffer, which provide a minimum 69 foot separation between the south project building, which is a maximum of two stories in height, and these condominiums. The properties to the east will be 2-8 feet below the grade of the project. Existing residences adjacent to the east side of the site are a minimum of 85 feet from the east project property line. Site improvements proposed along the east side of the site adjacent to these residences will consist of the project detention pond, landscaping, sidewalk, primary access driveway and parking facing to the west. In addition, a low retaining 3-6 feet in height will be constructed along a portion of the east property line to account for the grade difference. The two houses located east of the site along the south side of Mt. View Drive will be  $\pm 7$  feet below the grade of the two east project duet cottages. The single family residence located to the north across Mt. View Drive will be  $\pm 4$ -7 feet above the grade of the three duet units proposed adjacent to the south side of Mt. View. The duet units are one story in height and will continue the single story, single family character of the area along the south side of Mt. View up to the dog park.

Standards proposed in the PUD address building height (two stories maximum), building orientation and setbacks. This project would slightly increase the theoretical

number of units that could be placed on the site from ±71 single and multi family units, based on the existing zoning, to the equivalent of 83 units. This number (83) is based on converting the senior facility into dwelling units as follows:

12 - independent living units	= 12 dwelling units
48 - memory care beds	= 24 dwelling units
94 - assisted/skilled nursing beds	<u>= 47 dwelling units</u>
	83 total dwelling units

Also factored into the intensity and density of the dwelling unit equivalency are traffic generation and parking requirements when comparing what uses the existing zoning allows and the operational characteristics of the proposed senior PUD project. Traffic generation for the existing zoning would be ±429-716 average daily trips (ADT) at 6-10 ADT per unit, while this project is anticipated to generate 391-418 ADT. AM and pm peak hour rates for the project are anticipated to be 24 and 35, respectively, while the existing zoning would generate ±43-71 am and pm peak hour trips. Seventy-one, two bedroom single or multi family units would require ±142 parking spaces, while this project requires ±83 parking spaces.

Based on the proposed senior uses, which are considerably less intense than the number of single and multi family units that could be constructed on the site with the existing zoning; and the design of the project to provide adequate buffering and separation from surrounding residential development, this project is consistent with the surrounding uses (condominiums, single and multifamily and parks) and zoning (ZMA finding c and e). This is an infill site with all necessary services and infrastructure required to support the proposed project either in place or available to be extended to the property (ZMA finding b). The proposed project will provide senior facilities on an existing infill site close to parks and commercial services to reduce sprawl, vehicle trips and utilize land more efficiently (ZMA finding a). The limited senior uses contained in the proposed PUD zoning are consistent with the mixed residential (3-21 du/ac) Master Plan land use designation on the site. The request provides an appropriate, lower intensity transition between the higher intensity Urban Residential/Commercial (21+ units to the acre) located to the west and south of the site and is consistent with the Mixed Residential and Park, Recreation and Open Space designations to the east and north (ZMA finding d). Based upon the above discussion, all five findings required to approve the requested zoning map amendment can be made.

The proposed PUD zoning would restrict the property to the three uses listed above, which are all allowed in the existing MF30 zoned portion of the site with one of the uses allowed in the existing SF9 zone (attached single family). All other uses currently allowed by the existing SF9, SF15 and MF30 zones such as: multi-family, institutional, school and fraternal organization in the MF30 zone; and residentially oriented uses such as mobile home subdivisions, group homes, convents and bed and breakfast in the SF15/SF9 zones would not be allowed.

Urban/Environmental Design: The project has been designed to provide a transition from north to south consisting of single story, attached single family residential structures along Mt. View Drive; the single story memory care building near the center of the site; and the two story, skilled nursing/assisted living building on the south portion of the site. Architecture consists of a craftsman style utilizing a rustic lodge character for the memory care and assisted living/skilled nursing buildings and a bungalow craftsman style and scale for the 12 duet cottages. The PUD contains all the elements, standards and details to allow the project to proceed to a building permit provided the submitted plans are consistent with the PUD standards. As submitted, adequate detail for phasing, grading, access, parking, landscaping, architecture, building orientation, fencing, site lighting and signs is contained in the proposed PUD. The phasing and permit processing section of the PUD adequately details the permitting requirements to ensure compliance with the plans contained in the PUD.

The project contains a number of amenities and services tailored for the intended senior residents. These amenities are listed in Exhibit D and will be made a part of the PUD. It should be noted that this list is not all inclusive and may be modified based as the desires and expectations of the clients change.

Public Safety: The applicant/developer will be required to comply with Fire Department regulations related to: installation and location of fire hydrants; construction of paved/all weather surfaced fire apparatus roads to within 15 feet of the exterior of the first floor of all project buildings; provision of 100 foot diameter cul de sac bulbs with a maximum length of 600 feet; provision of unobstructed, minimum 13 feet six inch vertical clearance for all access roads with a minimum 40 foot center line turning radius; and provision of all required access easements. These issues will be addressed during review of each project building permit.

Police comments recommended that above standard lighting be installed to clearly define walkways and door ways to eliminate shadows. It was also recommended that video surveillance cameras be installed. The PUD handbook contains provisions to address the lighting recommendations. The proposed operator of this facility has indicated that exterior video cameras have not been necessary in his other projects as there is sufficient on site staff to monitor the site. The facility will also be gated to prevent cut through vehicular and pedestrian traffic.

Public Improvements: Public Sanitary Sewer infrastructure exists within Mountain View Drive and Beck Street with adequate capacity to service the proposed development. On site sanitary sewer improvements to serve the development and the timing of their construction are described in the handbook. All private and public sanitary sewer infrastructure required to service the development will be constructed by the developer and will meet all City of Reno standards.



Existing off site irrigation and storm flows are conveyed through the site to downstream storm drain facilities. Development of the site will increase storm runoff from the site and require the construction of on-site storm drain and detention facilities. All private and public storm drain, detention, and irrigation infrastructure required by the development of the site will be constructed by the developer and will meet all City of Reno standards. Required drainage improvements to serve the development and the timing of their construction are described in the handbook.

Traffic, Access and Circulation: Access to the site is from Mountain View Drive and Beck Street. At full buildout, the development will generate 418 Average Daily Trips (ADT) with 24 AM and 35 PM Peak Hour Trips (PHT). The site will be developed in such a manner as to restrict primary access to the Memory Care and Congregate Care Cottages to Mountain View Drive; and the primary access to the Skilled Nursing/Assisted Living Facility to Beck Street. This access configuration works to reduce the impact of the development on both streets. Mountain View Drive in the vicinity of the project is a residential street with a 25 MPH speed limit. In order to reduce travel speeds on Mountain View Drive, the developer has proposed to construct a traffic calming device with the construction of the first project phase. The design and construction of the traffic calming device, which may consist of a traffic circle, must meet the City of Reno Policy of Traffic Calming.

As shown on the submitted Preliminary Site Plan, on-site access and circulation meets the City of Reno Development and Emergency Access standards.

The Regional Transportation Commission has reviewed the PUD and provided comments requesting improvements to accommodate RTC ACCESS paratransit service and the construction of sidewalk improvements along the property frontage of Mountain View Drive. The submitted Preliminary Site Plan proposes sidewalk improvements along the project frontage of both Mountain View Drive and Beck Street. To accommodate RTC ACCESS paratransit service, the site plan proposes a drop off area with a porte cochere at the main entrance to the Memory Care facility.

All public roadway and on-site access improvements are provided in the handbook and are proposed to be constructed with the first phase of development.

Master Plan: The project complies with the Mixed Residential Master Plan land use designation on the site. As proposed and with recommended conditions, the project is consistent with the following applicable Master Plan policies and objectives: H-9 disperse housing types and sizes throughout the City rather than concentrating similar housing types and sizes in one area; GI-7 require new development to pay the full cost of public improvements within the boundary of the development; GI-8 require new development to pay a proportionate share of the cost for public improvements outside the project that are attributable to the project; GI-14 maximize the use of existing public facilities and services by encouraging development of infill sites; P-1 site access and circulation safe, convenient and logical while minimizing impacts on adjacent streets; P-

6 encourage traffic calming in residential areas when appropriate; P-10 reduce the impact and disruption of development by providing sufficient parking within new projects; CD-15 encourage the clustering of services in neighborhoods to promote fewer vehicle trips; CD-34 encourage mixed uses throughout the City to promote walkable neighborhoods with services, housing, employment and transit in close proximity to one another; BD-1 development density, building mass and architectural details sensitive to the surrounding area; BD-2 building design which respects the character of a residential area; BD-4 building mass not visibly obtrusive in the neighborhood; SD-9 building orientation, landscaping and other design elements used to create buffers between different housing types; Objective #1: Site Design; Objective #8: Wind and Solar Orientation; Objective #9: Integrated Design; Objective #13: Scale; and Objective #15: Building Mass.

General Code Compliance: As proposed the project meets or exceeds code with regard to access, parking, landscaping, signs etc.

Other Reviewing Bodies:

Washoe County District Health Department: With construction of the project the applicant will be required to comply with the following Health Department regulations: have each building permit approved by the department of Health and Human Services; provision of dust control during construction; disposal of medical waste; and provision of a will serve letter from a solid waste disposal company.

The applicant should be required to comply with the applicable Health Department requirements as contained in their October 21, 2010 letter (Exhibit A), which will be incorporated into the PUD handbook.

Calls For Service (CFS): The service boundary for CFS data provided by the Reno Police Department is Mountain View Drive to the north, Lakeside Drive to the east; Brinkby Avenue to the south and Plumas Street to the west. Between 2006 and 2010 the area received 2,478 CFS with decreasing CFS each year between 2006 (621) and 2010 (317 to date in 2010). The top five categories generating service calls included: Traffic (400 – 16.1%); Emergency Medical Police (221 - 8.9%); Disturbance (167 – 6.7%); Family Disturbance (154 – 6%); and Burglary Vehicle (110 – 4.4%). The CFS data is available in the case file.

Neighborhood Advisory Board: This project was reviewed by the Ward Two Central Neighborhood Advisory Board on October 7, 2010. A copy of their comments is attached to this report (Exhibit B).

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Single Family Residential, Park	Residential District, Public Facility District (Country Club Acres Neighborhood Plan)	SF9
SOUTH	Multifamily Residential, Condominiums	Urban Residential Commercial (≥21 du/ac)	MF30
EAST	Park, Duplexes, Multi Family Residential	Mixed Residential (3-21 du/ac), Parks Recreation and Open Space	PF, MF30, SF15
WEST	Single Family Residential, Condominiums, Apartments	Urban Residential Commercial (≥21 du/ac)	MF30, SF9

**NRS 278A and NRS 250 (2) Findings:**

In accordance with NRS, Sections 278A.500 and .510 must be addressed when acting on a zoning map amendment to PUD. In addition, the findings for NRS 278.250(2) must also be addressed. The applicant has provided responses which adequately address the findings for 278A.500 and 278.250(2) (Exhibit C). Recommended Condition A addresses the finding for NRS 278A.510.

**LEGAL REQUIREMENTS:**

RMC 18.06.403	Planned Unit Development Review
NRS 278A.500	Planned Developments
NRS 278A.510	Planned Developments
NRS 278.250(2)	Zoning Map Amendment - General

**FINDINGS:**

Zoning Map Amendment/General zoning map amendment findings. In order to approve any zoning map amendment, the planning commission and city council shall find the following:

- a. Growth and or other development factors in the community support changing the zoning;
- b. The change in zoning represents orderly development of the City and there are, or are planned to be adequate services and infrastructure to support the proposed zoning change and existing uses in the area;
- c. The change in zoning provides for an appropriate use of the property;

- d. The change in zoning is in substantial conformance with the Master Plan and other adopted plans and policies; and
- e. The proposed zoning is sensitive to and/or compatible with the use and development of adjacent properties.

PUD Planned Unit Development: Findings of fact required for approval of a PUD (Planned Unit Development): In addition to the City's zoning map amendment findings, the Planning Commission and City Council must make the findings that the project is consistent with 278A.500 1-7, and 278A.510. These findings are listed below:

NRS 278A.500 Minute order: Findings of fact required. The grant or denial of tentative approval by minute action must set forth the reasons for the grant, with or without conditions, or for the denial, and the minutes must set forth with particularity in what respects the plan would or would not be in the public interest, including but not limited to findings on the following:

1. In what respects the plan is or is not consistent with the statement of objectives of a planned unit development.
2. The extent to which the plan departs from zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest.
3. The ratio of residential to nonresidential use in the planned unit development.
4. The purpose, location and amount of the common open space in the planned unit development, the reliability of the proposals for maintenance and conservation of the common open space, and the adequacy or inadequacy of the amount and purpose of the common open space as related to the proposed density and type of residential development.
5. The physical design of the plan and the manner in which the design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.
6. The relationship, beneficial or adverse, of the proposed planned unit development to the neighborhood in which it is proposed to be established.
7. In the case of a plan which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the planned unit development in the integrity of the plan.

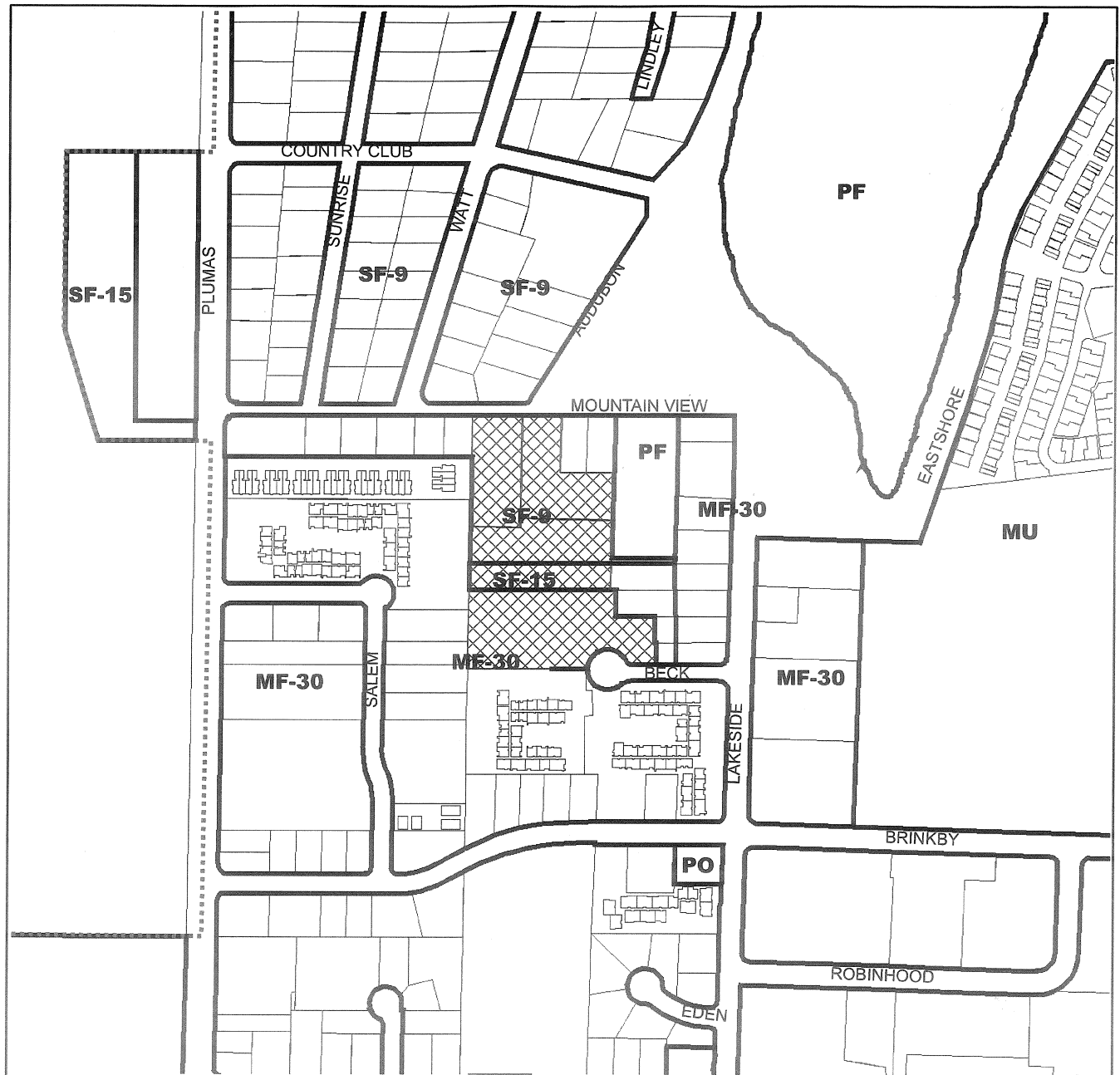
NRS 278A.510 Minute order: Specification of time for filing application for final approval. Unless the time is specified in an agreement entered into pursuant to NRS 278.0201, if a plan is granted tentative approval, with or without conditions, the city or county shall set forth, in the minute action, the time within which an application for final approval of the plan must be filed or, in the case of a plan which provides for development over a period of years, the periods within which application for final approval of each part thereof must be filed.

NRS278.250(2) Zoning Map Amendment/General zoning map amendment requirements. In order to approve any zoning map amendment, the Planning Commission and City Council shall find that the zoning is in accordance with the Master Plan for land use and be designed, as applicable:

- a. To preserve the quality of air and water resources.
- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment.
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments.
- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings.
- e. To provide for recreational needs.
- f. To protect life and property in areas subject to floods, landslides and other natural disasters.
- g. To conform to the adopted population plan, if required by NRS 278.170.
- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles.
- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land.
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development.
- k. To promote health and the general welfare.

- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing.
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods.
- n. To promote systems which use solar or wind energy.
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

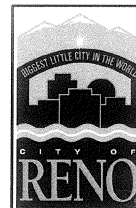
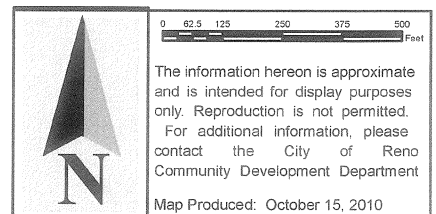
Staff: Vern Kloos, AICP, Senior Planner



# LDC11-00017 Sierra Senior Care

 Subject Site

 City Limits



Community Development Department

450 Sinclair Street Phone: 334-2063  
P.O. Box 1900 Fax: 334-2043  
Reno, NV 89505 www.cityofreno.com

KIS: G/PLANNING/Planning Case Maps/11/LDC11-00017

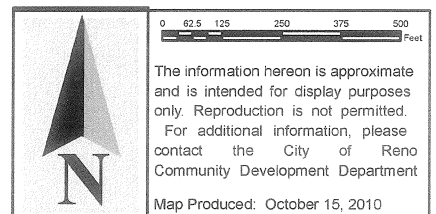




# LDC11-00017 Sierra Senior Care

 Subject Site

 City Limits





## PLANT LEGEND



SMALL/MEDIUM FLOWERING DECIDUOUS TREE

CANOPY DECIDUOUS SHADE TREE

EVERGREEN TREE

NARROW COLUMNAR TREE

PLANTING BEDS - SHRUBS AND/OR TURF AREAS

NOTE: SPECIFIC TREE TYPES/PLACEMENT MAY VARY DURING DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS.

## LANDSCAPE DATA

SITE AREA: 221,562 SF (5.096 ACRES)  
ZONING: RUD - PLANNED UNIT DEVELOPMENT  
LANDSCAPE AREA: 44,312 SF (20% OF TOTAL SITE AREA)  
TREES PROVIDED: 148  
(1 TREE PER 300 SF OF REQ. LA AREA, EXCLUDING PARKING AREA)  
MINIMUM SHRUBS PROVIDED: 888 (6 SHRUBS PER TREE)  
MAXIMUM LAWN AREA ALLOWED: 22,156 SF (50% OF LANDSCAPED AREA)

## WATER REGIME

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. TURF GRASS WILL BE IRRIGATED USING LOW ANGLE SPRAY, ROTARY, AND/OR IMPACT HEADS TO REDUCE WIND DRIFT. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ALLOW FULL IRRIGATION OF THE SITE ON A THREE-DAY-A-WEEK WATERING REGIME. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.

EXISTING DOG PARK

GATE

ORNAMENTAL PARKING

FENCED OUTDOOR SPACE

COURTYARD AREA

MEMORY CARE

COURTYARD AREA

FENCED OUTDOOR SPACE

INDEPENDENT LIVING

ORNAMENTAL PARKING

TRAFFIC CIRCLE

COVERED PARKING

COVERED PARKING

TRASH

FUTURE DEVELOPMENT

DETENTION BASIN



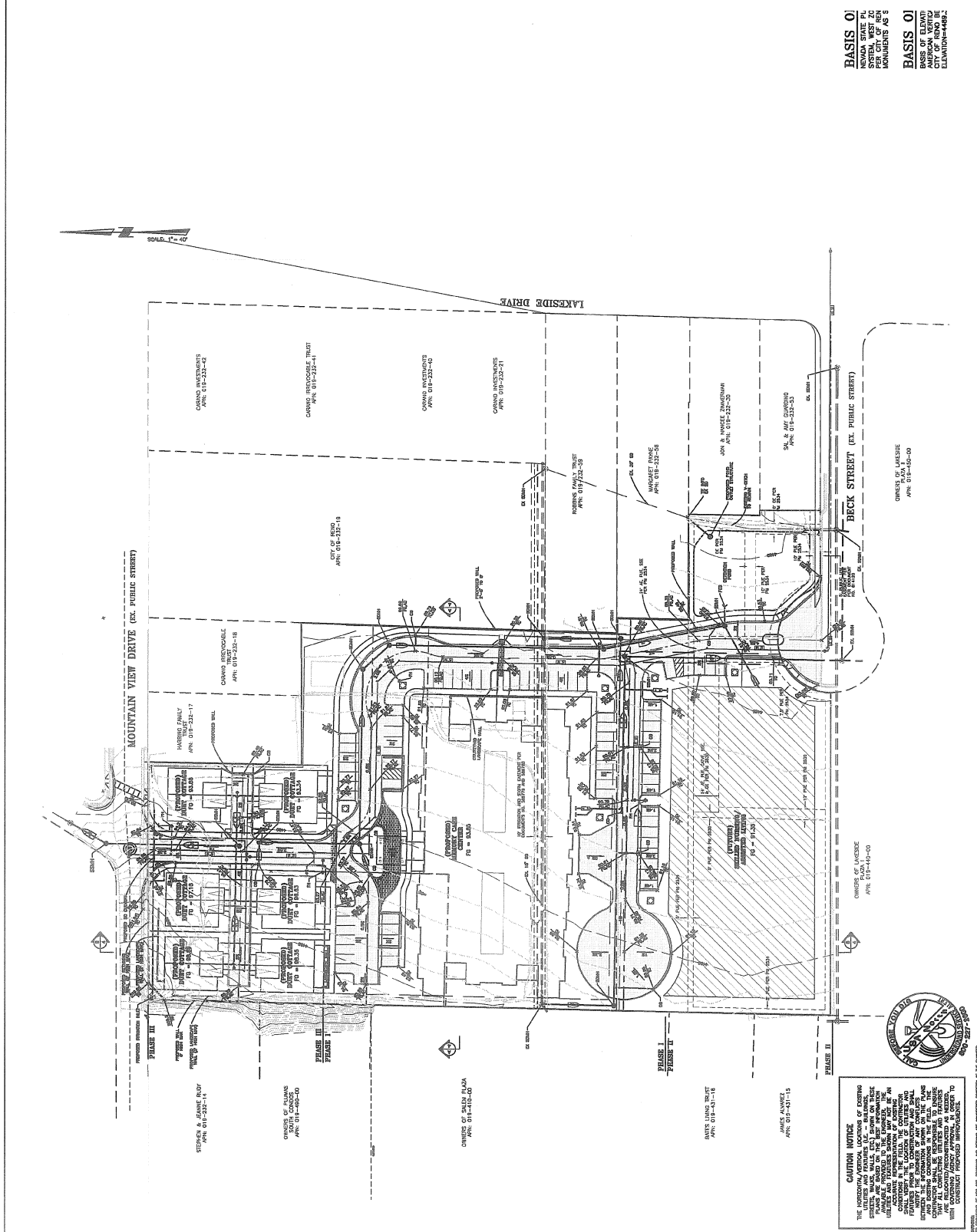
Scale in Feet

SIERRA SENIOR CARE

MTK Limited

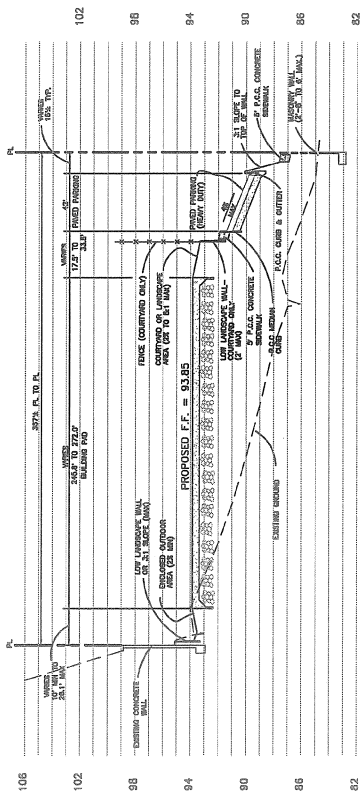
LDC11-00017 (Sierra Senior Care)

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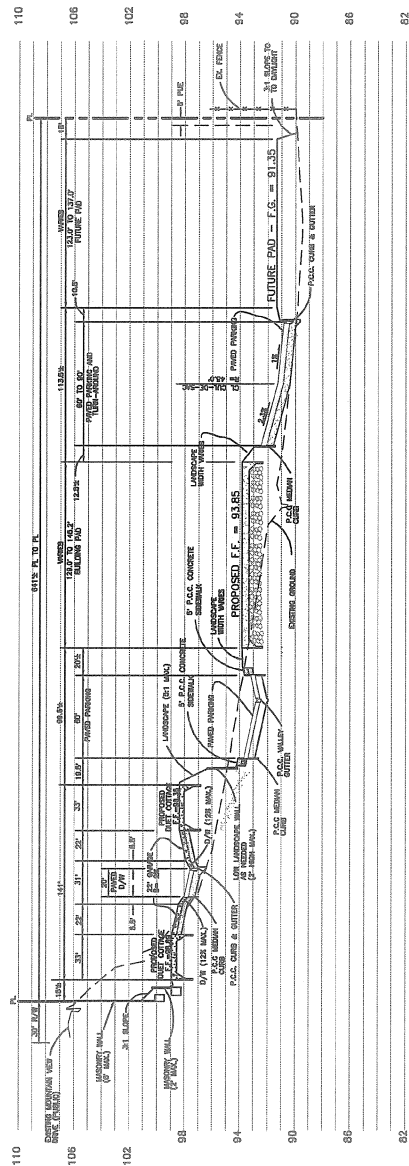


LDC11-00017 (Sierra Senior Care)

**BASIS OF**  
NEVADA STATE PLANNING  
SYSTEM, WEST ZONE  
PER CITY OF RENO  
MONUMENTS AS SHOWN



**4 SITE CROSS SECTION**  
SCALE: 1"=10' HORIZ.  
1"=5' VERT. NORTH

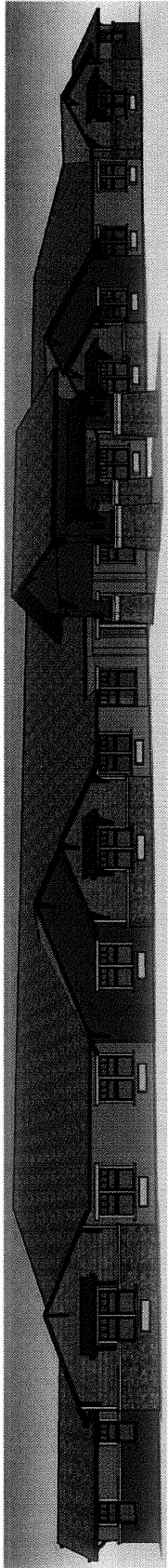


④ SITE CROSS SECTION  
SCALE: 1"=40' HORIZ.  
1"=40' VERT. NOTE: A

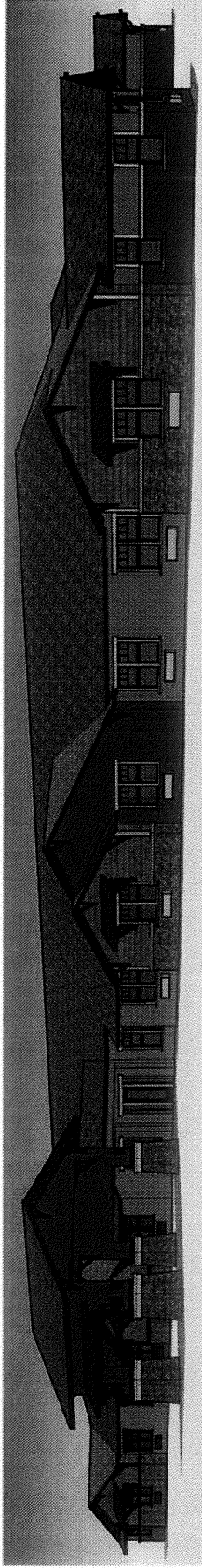


**CAUTION NOTICE**

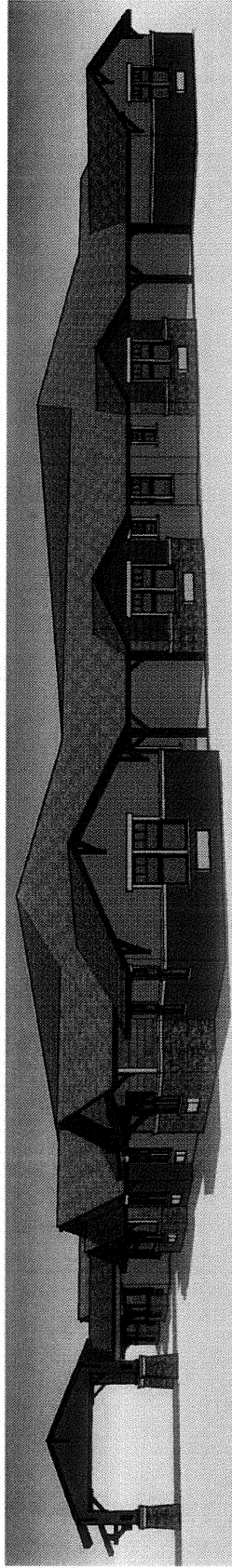
THE HORIZONTAL VERTICAL DISTANCE OF EXISTING STRUCTURES SHALL BE SHOWN ON THESE PLANS. THE PLANS SHALL BE BASED ON THE BEST INFORMATION AVAILABLE PROVIDED TO THE ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR AN INADEQUATE REPRESENTATION OF EXISTING CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN THE INFORMATION SHOWN ON THE PLANS AND THE FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE ENGINEER WITH ALL INFORMATION THAT ALL CONFLICTING UTILITIES AND FEATURES ARE RELOCATED/RECONSTRUCTED AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND TO OBTAIN ALL NECESSARY CONSTRUCTION APPROVALS.



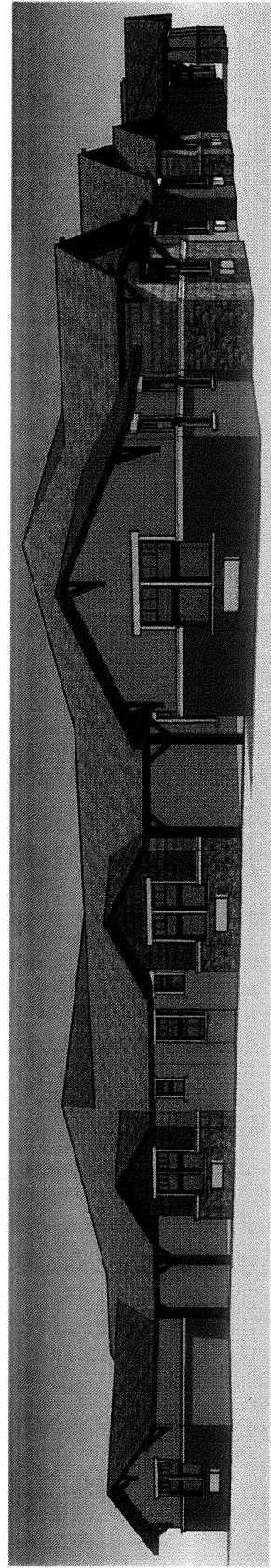
**1 NORTH ELEVATION**  
VIEW OF BUILDING LOOKING SOUTH



**2 PARTIAL NORTH ELEVATION**  
VIEW OF BUILDING LOOKING SOUTHEAST



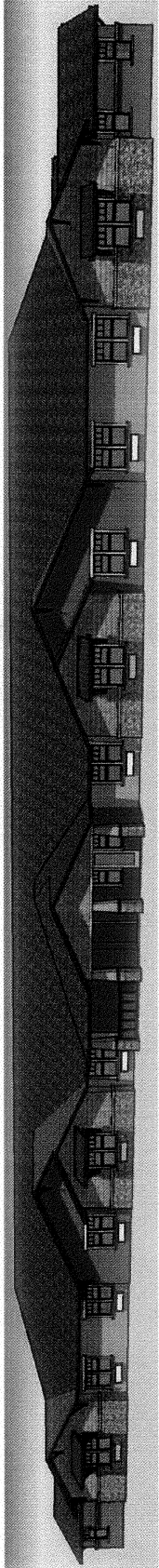
**3 PARTIAL WEST ELEVATION**  
VIEW OF BUILDING LOOKING EAST (EAST ELEVATION SIMILAR)



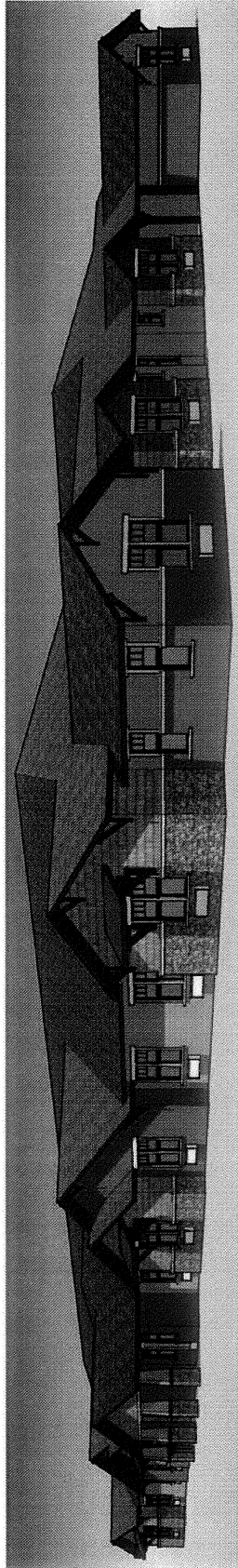
**4 PARTIAL WEST ELEVATION**  
VIEW OF BUILDING LOOKING NORTHEAST (EAST ELEVATION SIMILAR)

**SUPPLEMENTAL SCHEMATIC ELEVATIONS**

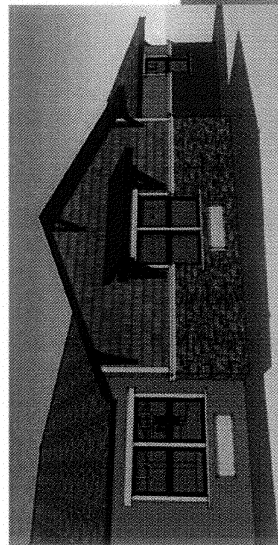




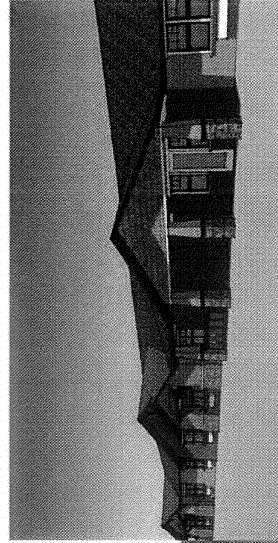
1 SOUTH ELEVATION  
VIEW OF BUILDING LOOKING NORTH



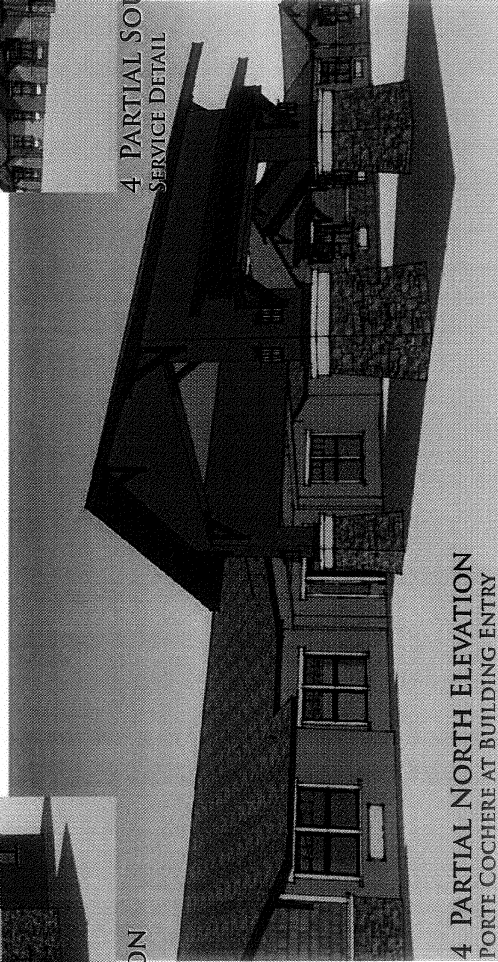
2 PARTIAL SOUTH ELEVATION  
VIEW OF BUILDING LOOKING NORTHWEST



3 PARTIAL NORTH ELEVATION  
GABLE DETAIL

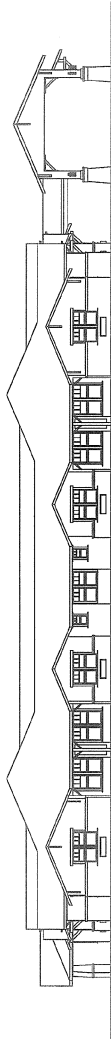


4 PARTIAL SOUTH ELEVATION  
SERVICE DETAIL

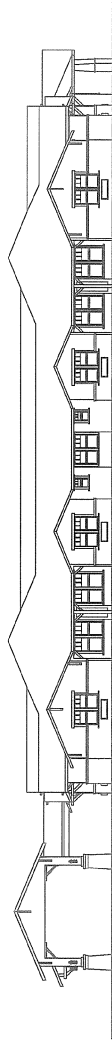


4 PARTIAL NORTH ELEVATION  
PORTE COCHERE AT BUILDING ENTRY

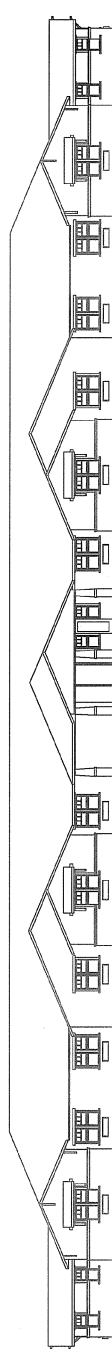
## SUPPLEMENTAL SCHEMATIC ELEVATIONS



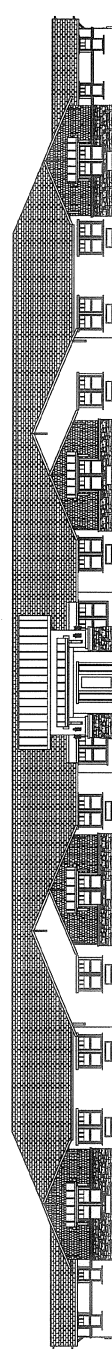
Schematic Left Elevation  
1/8"=1'-0"



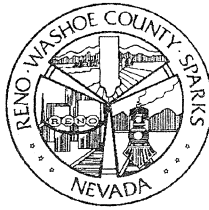
Schematic Right Elevation  
1/8"=1'-0"



Schematic Rear Elevation  
1/8"=1'-0"



Schematic Front Elevation  
1/8"=1'-0"



## EXHIBIT "A"

# DISTRICT HEALTH DEPARTMENT

## ENVIRONMENTAL HEALTH SERVICES DIVISION

October 21, 2010

City of Reno  
Community Development  
C/O Vern Kloos  
450 Sinclair Street  
Reno, NV 89505

Dear Vern,

After having reviewed the Planned Unit Development from Sierra Senior Care (LDC11-00017), please be advised of the following conditions.

1. To minimize nuisance water runoff from landscape design with turf a Low Impact Design (LID) such as a catchment area from the back face of impervious surfaces will be required to capture nuisance water runoff (040.011).
2. District Health will require in the proposed detention basin a cobble line (4-6 inch rock) low flow channel one foot deep 2-3 feet wide connecting the inlet (or inlets) to the outlet pipe. In addition over excavating below the low flow channel with an infiltration trench 2 feet wide 3 feet deep below the low flow channel is required to reduce the impacts of down stream runoff. If vegetation is planted in the detention basin no planting shall occur within one foot on either side of the low flow channel.
3. Improvements will be required if any existing overland ditches are utilized for storm water conveyance.
4. The following language shall be noted on the civil plans for maintenance of the detention basin. "All vegetation, debris and blockages in the low flow channel shall require removal annually. The maintenance plan will mitigate insect development by preventing standing water from ponding longer than seven (7) days."
5. If drop inlets are utilized in the infrastructure for the project a design such as a treatment vault with sumpless catch basins will improve water quality of down stream runoff and comply with District Health regulations (040.013).
6. Prior to approval of any grading and or civil plans the above design details will be required on the plans.

1001 EAST NINTH STREET / P.O. BOX 11130, RENO, NEVADA 89520 (775) 328-2434 FAX (775) 328-6176

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If there are any questions concerning the aforementioned vector-planning conditions as it relates to environmental health, please call me at 785-4599.

Sincerely,

A handwritten signature in dark ink, appearing to read "J. L. Shaffer", is written over the printed name.

J. L. Shaffer  
Planner Vector-Borne Diseases  
Environmental Health Division



## PROJECT REVIEW FORM

Ward 2 Central

Neighborhood Advisory Board

Case No. \_\_\_\_\_ Date: 10/7/2010Case Name: Sierra Senior CareCase Planner: ?

Community Liaison: \_\_\_\_\_

## NAB COMMENTS:

Ken proposed a traffic calming circle @ intersection of Mn. View & Audubon. This should be required.

Community members ~~were~~ were not opposed if this project is built as proposed.

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

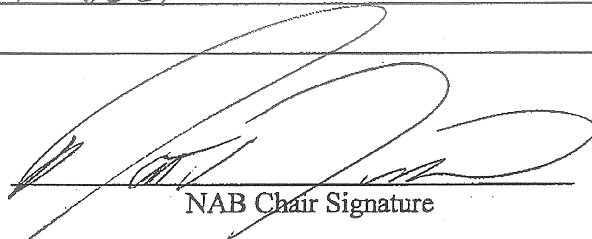
## SAMPLE ISSUES:

Auto & Pedestrian Access	Public/Fire Safety	Architecture	School Impact
Neighborhood Compatibility	Traffic	Building Height	Pollution
Intensity/Density	Signage	Landscaping	Privacy
Good Location	Lighting	Environmental Concerns	

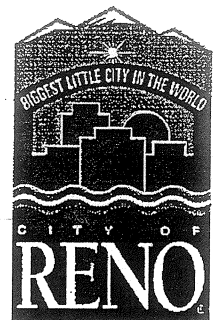
Suggested modifications to the proposal to address NAB concerns:

Memory Care seems reasonable however an additional 94 beds AL community seems too much.

Would require developer to be more specific on this site & require additional traffic impact studies before allowing AL @ 94 beds



NAB Chair Signature



PROJECT REVIEW FORM

Ward 2 Central

Neighborhood Advisory Board

Case No. \_\_\_\_\_

Date: 10-7-10

Case Name: Sierra Senior Care

Case Planner: KRATER Consulting Rep. Frontier Mgt.

Community Liaison: \_\_\_\_\_

NAB COMMENTS:

With the "Traffic Calming" in place, there would actually  
be an improvement in traffic flow.

As long as "Planned Unit Development" is adhered to  
other development can be substituted.

Only one story buildings

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

Auto & Pedestrian Access	Public/Fire Safety	Architecture	School Impact
Neighborhood Compatibility	Traffic	Building Height	Pollution
Intensity/Density	Signage	Landscaping	Privacy
Good Location	Lighting	Environmental Concerns	

Suggested modifications to the proposal to address NAB concerns:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

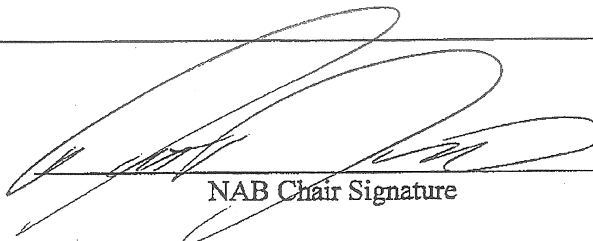
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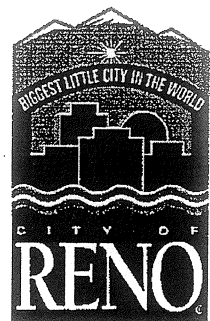
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NAB Chair Signature



# PROJECT REVIEW FORM

Unit 2 Central

## Neighborhood Advisory Board

Case No. \_\_\_\_\_

Date: 10/6/10

Case Name: Sierra Senior Care

Case Planner: \_\_\_\_\_

Community Liaison: Barb Dicianno

### NAB COMMENTS:

(MF30 southern end) The applicant has presented a PUD tied to a specific project but has not developed any specific handbook or application. Therefore, if the project application is exactly as presented this evening, then there would be no issues in my opinion with this proposed PUD and use.

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

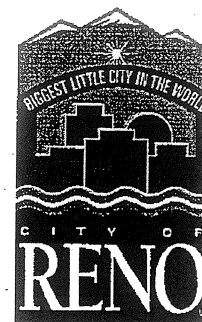
### SAMPLE ISSUES:

Auto & Pedestrian Access	Public/Fire Safety	Architecture	School Impact
Neighborhood Compatibility	Traffic	Building Height	Pollution
Intensity/Density	Signage	Landscaping	Privacy
Good Location	Lighting	Environmental Concerns	

Suggested modifications to the proposal to address NAB concerns:

Issues would be offering the minimum number parking spaces and no more. This figure should be demonstrated based on sound research and marketing studies. Additional Traffic is always a concern in this area. The applicant provided a good presentation and answered all the questions to the satisfaction of the audience and NAB members.

  
NAB Chair Signature



# PROJECT REVIEW FORM

Ward #2 Central

## Neighborhood Advisory Board

Case No. \_\_\_\_\_

Date: 10/7/10

Case Name: Sierra Senior Care

Case Planner: Kew Krater

Community Liaison: \_\_\_\_\_

### NAB COMMENTS:

If this project is built as planned it will be a good project for the neighborhood.

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

### SAMPLE ISSUES:

<i>Auto &amp; Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

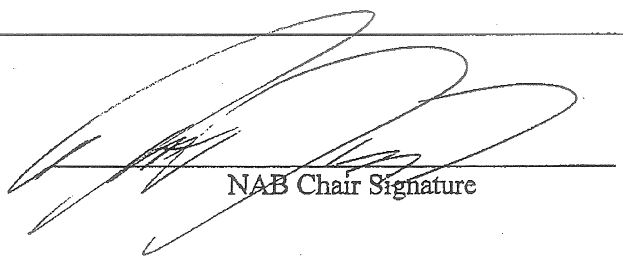
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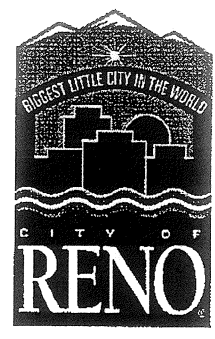
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\_\_\_\_\_

\_\_\_\_\_

  
NAB Chair Signature



# Sierra Senior Care

## DISCUSSION OF NRS 278.250(2) FINDINGS – ZONING

### AND NRS 278A.500 FINDINGS FOR A PUD

#### NRS 278.250 Zoning Districts and Regulations.

2. The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

(a) To preserve the quality of air and water resources. – *Senior care and senior living facilities generate minimal traffic. The proximity to public services, commercial and entertainment services, and to a large number of potential employees all ensure that this needed project will have minimal impacts to air quality. Landscaping will use water efficient irrigation practices to ensure that impacts to water resources are minimal.*

(b) To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment. – *This infill project will have no effect on open space or natural or scenic resources.*

(c) To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments. – *Single story buildings along Mountain View Drive and the single story memory care facility in the middle of the site along with large separation between buildings will allow for negligible impacts to views or shadow affects. The planned building heights and placement will also allow for maximum solar gain by each building. Large building overhangs will allow for winter heating while helping to reduce summer heating within the buildings. Shadow studies were conducted to ensure the residents of the memory care building will have access to sunlight within the interior courtyard in the winter and to make sure that parking areas have sunlight during the day to melt snow and ice to the extent possible.*

(d) To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings. – *This project will be built in accordance with current building codes that minimize energy consumption. Solar orientation studies have been completed to ensure that sunlight is not blocked during winter months and landscape design will incorporate proper placement of deciduous and evergreen trees to allow for summer shading, winter heating and wind blocks.*

(e) To provide for recreational needs. – *Sidewalks and pathways will provide for accessible pedestrian routes throughout and a planned traffic calming device and sidewalk ramps on Mountain View Drive will provide a safe pedestrian route to Virginia Lake Park. Direct access is also planned to the existing City of Reno dog park located adjacent to and east of the site to allow residents the ability to easily utilize this facility.*

(f) To protect life and property in areas subject to floods, landslides and other natural disasters. – *This project does not lie within any areas subject to floods, landslides or other natural hazards. In case of emergency, the Moana fire station is only +/- 3/4 of a mile away via public streets.*

(g) To conform to the adopted population plan, if required by NRS 278.170. – *Not applicable.*

(h) To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles.

- The proximity to high density multi-family housing will attract many employees that live within walking and bicycling distance to further reduce traffic and air quality impacts. Numerous areas are available within the planned site layout to allow for location of bicycle racks that will be convenient for residents, employees, and visitors. The proximity to public services (the Moana fire station is only  $\frac{3}{4}$  of a mile away), Virginia Lake Park, commercial and entertainment facilities, and an existing transit route (Route 6 that links downtown Reno and Meadowood Mall) ensure that residents and employees of this project will have convenient access to all facets of city living.

(i) To ensure that the development on land is commensurate with the character and the physical limitations of the land. — As discussed above, this project has been designed to provide a proper transition between the County Club Acres neighborhood located to the north and higher density projects to the west, south, and east. Preliminary drainage and sewer studies were prepared to make sure that existing infrastructure exists to serve the site. Traffic counts were taken on Lakeside Drive, Mountain View Drive, Sunrise Drive, and Watt Street to ensure that existing traffic volumes combined with project traffic will not unduly burden area streets. Local utility companies were contacted to make sure that adequate facilities are in place for water and electrical service.

(j) To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development. — This infill project will utilize existing infrastructure and will not require upgrades for roads, sewer, and drainage facilities within the vicinity of the project. Senior care and senior living facilities will not impact schools. Sewer and regional road impact fees will be paid to mitigate any off-site needs. On-site detention will be properly sized to ensure that drainage from the site will not be increased over that existing from the vacant parcel.

(k) To promote health and the general welfare. — Market studies and our rapidly aging population all show the need for quality senior care and senior living facilities to allow seniors to live healthy and active lives.

(l) To ensure the development of an adequate supply of housing for the community, including the development of affordable housing. — Market studies were conducted to ensure that the proposed project will fill the demand for senior housing without overbuilding within the market for current conditions.

(m) To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods and, in counties whose population is 400,000 or more, the protection of historic neighborhoods. — As discussed above, this project has been designed to provide a proper transition between the County Club Acres neighborhood located to the north and higher density project to the west, south, and east. This project will help protect and preserve the quality of life that now exists within the surrounding neighborhood.

(n) To promote systems which use solar or wind energy. - Solar orientation studies have been completed to ensure that sunlight is not blocked during winter months and landscape design will incorporate proper placement of deciduous and evergreen trees to allow for summer shading, winter heating and wind blocks.

(o) To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation. — Not applicable.

**NRS 278A.500 Minute order: Findings of fact required.** The grant or denial of tentative approval by minute action must set forth the reasons for the grant, with or without conditions, or for the denial, and the minutes must set forth with particularity in what respects the plan would or would not be in the public interest, including but not limited to findings on the following:

1. In what respects the plan is or is not consistent with the statement of objectives of a planned unit development.

*The Sierra Senior Care Planned Unit Development will further the public health, safety, morals and general welfare and help meet the growing demand for senior housing and senior care facilities by providing an integrated and well thought out community that is compatible with both the existing County Club Acres neighborhood and the high density developments to the west, south, and east of the property. Through shared amenities and services within the senior community, shared access and parking, and uniform site and architectural standards, Sierra Senior Care will provide a more efficient use of land. This infill development will be able to take advantage of existing public services and infrastructure. Sierra Senior Care has been planned to take advantage of changes in the technology and advancement of the way that services are provided to seniors in memory care, skilled nursing, and assisted living facilities resulting in economies of scale such that high levels of care may be provided at reasonable and attractive prices.*

*A Planned Unit Development will allow needed flexibility in the final design of the project but ensure that the surrounding neighbors end up with a development that alleviates their concerns in regards to traffic, crime, building heights, and view and noise impacts. The Sierra Senior Care PUD will allow the three phases of the project to be developed in a seamless manner with minimal impacts to the neighborhood and city staff with fewer discretionary entitlements required and assurances that the project will be constructed in a well thought out manner in terms of access, parking, and provision of services to the residents of the project.*

*The Sierra Senior Care PUD was designed to further the mutual interest of the residents and owners of the planned unit development and of the public by:*

- *Limiting land uses to senior living and senior care,*
- *Specifying how the project will be phased,*
- *Limiting the heights of buildings,*
- *Providing building setbacks that will limit placement of the buildings,*
- *Requiring traffic calming devices to physically slow vehicles on Mountain View Drive,*
- *Providing for safe pedestrian access both on and to off-site locations,*
- *Ensuring that adequate infrastructure will be built to serve the project in an efficient manner.*

*The PUD as written is very simple in its approach such that no doubt will exist as to what the basic final product will be and provide assurance in the integrity of the plan as finally approved. It was also the intent in writing the PUD Handbook to provide a straightforward project that will require minimal modifications, if any, through the planning process such that the surrounding residents can be confident in the final provisions of the plan and to avoid the need for any changes that would adversely affect the public interest*

2. The extent to which the plan departs from zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest.

*The Sierra Senior Care PUD was designed to provide for either the same or more restrictive standards than contained in code including lower building heights, greater setbacks, greater separation between buildings, and increased site and infrastructure standards to provide for a quality development acceptable to the surrounding neighbors. Combined with the overall site layout, Craftsman style architecture, and transition from single story cottage units along Mountain View, a single story memory care facility central to the property and a maximum two*

*story skilled nursing/assisted living facility to the south, Sierra Senior Care will be a project that is in the best public interest.*

3. The ratio of residential to nonresidential use in the planned unit development.

*Sierra Senior Care will have 12 dwelling units for lease in two unit cottages (with the ability to annex additional property for up to 20 dwelling units), a 48 bed memory care facility, and up to 94 beds of any mix of skilled nursing and/or assisted living.*

4. The purpose, location and amount of the common open space in the planned unit development, the reliability of the proposals for maintenance and conservation of the common open space, and the adequacy or inadequacy of the amount and purpose of the common open space as related to the proposed density and type of residential development.

*Sierra Senior Care has a minimum landscape requirement of twenty percent and +/- 30% of the site in landscaping. As the project is commercial in nature, there will not be any "common open space" but shared parking and access easements will allow all residents of the project to enjoy the majority of landscape areas excepting the courtyard and fenced outdoor space within the memory care facility. A management agreement has already been executed with Frontier Management to ensure proper maintenance of all landscaped areas.*

5. The physical design of the plan and the manner in which the design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.

*Sierra Senior Care is an infill project that will utilize existing infrastructure and public services. Preliminary drainage and sewer studies were prepared to make sure that existing infrastructure exists to serve the site. Local utility companies were contacted to make sure that adequate facilities are in place for water and electrical service. Traffic counts were taken on Lakeside Drive, Mountain View Drive, Sunrise Drive, and Watt Street to ensure that existing traffic volumes combined with project traffic will not unduly burden area streets. Traffic calming is called for in the PUD handbook at the intersection of Mountain View Drive and Audubon Way to physically reduce vehicle speeds and discourage cut through traffic on the roadway. The proximity to high density multi-family housing will attract many employees that live within walking and bicycling distance to further reduce traffic and air quality impacts. Numerous areas are available within the planned site layout to allow for location of bicycle racks that will be convenient for residents, employees, and visitors. The proximity to public services (the Moana fire station is only  $\frac{3}{4}$  of a mile away), Virginia Lake Park, commercial and entertainment facilities, and an existing transit route (Route 6 that links downtown Reno and Meadowood Mall) ensure that residents and employees of this project will have convenient access to all facets of city living. Solar orientation studies have been completed to ensure that sunlight is not blocked during winter months and landscape design will incorporate proper placement of deciduous and evergreen trees to allow for summer shading, winter heating and wind blocks. Sidewalks and pathways will provide for accessible pedestrian routes throughout and a planned traffic calming device and sidewalk ramps on Mountain View Drive will provide a safe pedestrian route to Virginia Lake Park. Direct access is also planned to the existing City of Reno dog park located adjacent to and east of the site to allow residents the ability to easily utilize this facility.*

6. The relationship, beneficial or adverse, of the proposed planned unit development to the neighborhood in which it is proposed to be established.

*Sierra Senior Care was largely planned with the surrounding neighborhood in mind and was designed to provide a proper transition between the County Club Acres neighborhood located to the north and higher density project to the west, south, and east. This project will help protect*



*and preserve the quality of life that now exists within the surrounding neighborhood. Craftsman style architecture, single story cottages with garages in the rear along Mountain View Drive, integrated parking internal to the site, use of two means of access, and plans that call for construction of a traffic calming device at Mountain View Drive and Audubon Way provide for a senior living and senior care project that will benefit the neighborhood.*

7. In the case of a plan which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the planned unit development in the integrity of the plan.

*Sierra Senior Care will be developed in three phases; the first phase will complete street frontages along Mountain View Drive and Beck Street and allow for both streets to be used for access. In addition, the proposed traffic calming device at Mountain View Drive and Audubon Way will be completed with the first phase and ample parking and landscaping is required with each phase to protect the interests of the public, residents and owners of the planned unit development in the integrity of the plan.*

## Memory Care services as follows:

## EXHIBIT "D"

①

Food Service - Memory Care communities feature an Activity Kitchen for the familiarity of a kitchen in the house. Residents may work, complete chores and prepare dishes, with non-obtrusive supervision and support. Each neighborhood has its own dining room where residents may eat "family-style" or each plate will be served individually. Of course, all menus are professionally developed and meals are cooked on-site. Wonderful snacks, juices and teas are available 24-hours a day.

### Basic Activities

- Family-style meals served three times daily and favorite snacks throughout the day.
- Opportunities for individual and group activities, including gardening, cooking, music movies and reminiscing.
- Our Personal Touch philosophy of memory care - a "friends taking care of friends" approach.
- Our friendly, affectionate "house" and "visiting" pets, which bring companionship, joy and loyalty to our residents.
- Availability of scheduled outings for doctor's appointments and excursions.
- A beauty/barber shop on site.

### Personal Touch Activities

- Dementia-specific activities, such as memory boxes and scrapbooks.
- Exercise programs including stretching, walking, and balance.
- Stress-free classes ranging from patterning to sensory stimulation.
- Programs that encourage intergenerational relationships and community involvement.
- Spiritual opportunities for people of all religions.
- Creative arts and music activities that include rhythm, singing, and listening.

## Assisted Living services as follows:

②

Assisted Living community, residents will enjoy all of the features, benefits, and amenities expected from retirement living. These include three delicious meals each day, planned group activities, scheduled local transportation, weekly housekeeping and linen services, paid utilities (except telephone and extended cable television), a spacious studio, one or two bedroom apartments (where available) and a great team of care givers.

### Basic Activities

- Three delicious home-cooked meals each day
- Library, Nintendo Wii, Craft Room and Card Room
- Housekeeping and maintenance services
- Personal office support
- Barber/Beauty Shop and Laundry
- Scheduled transportation
- Mail and newspaper delivery
- Common areas
- Parking BBQ area
- On-site postal services
- In-house movies

Let me know if you need anything else.

Ken.

<http://mail/WorldClient.dll?Session=PEOMVEJ&View=Message&Print=Yes&Number=...> 11/15/2010